

121.0

0001

0007.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

Total Card / Total Parcel

1,537,900 / 1,537,900

USE VALUE: 1,537,900 / 1,537,900

ASSESSED: 1,537,900 / 1,537,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LAKEVIEW, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 22 LAKEVIEW LLC	
Owner 2:	
Owner 3:	

Street 1: 31 PHILEMON STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: FRANCKUM BRADLEY TRS-ETAL -
Owner 2: SILVA RICHARD J -
Street 1: 277 HARVARD STREET
Twn/City: CAMBRIDGE
St/Prov: MA Cntry:
Postal: 02139

NARRATIVE DESCRIPTION
This parcel contains 8,223 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1917, having primarily Asbestos Exterior and 6768 Square Feet, with 9 Units, 9 Baths, 0 3/4 Bath, 0 HalfBath, 27 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price/Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
112 Apts. 8 Plus 8223 Sq. Ft. Site 0 0. 0.00 AA

112 Apts. 8 Plus 8223 Sq. Ft. Site 0 0. 0.00 AA
112 Apts. 8 Plus 9 No. of Un Site 0 60,500. 1.00 AA

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							77829
							GIS Ref
							GIS Ref
							Insp Date
							04/28/18
							04/28/18



## USER DEFINED

Prior Id # 1: 77829
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/10/20 23:50:12
LAST REV Date Time
05/17/18 11:55:39
ekelly
9344 ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 121.0-0001-0007.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	943,400	6500	8,223.	495,000	1,444,900	1,444,900	Year End Roll	12/18/2019
2019	112	FV	779,300	6800	8,223.	495,000	1,281,100	1,281,100	Year End Roll	1/3/2019
2018	112	FV	779,300	6800	8,223.	495,000	1,281,100	1,281,100	Year End Roll	12/20/2017
2017	112	FV	669,900	6800	8,223.	405,000	1,081,700	1,081,700	Year End Roll	1/3/2017
2016	112	FV	669,900	6800	8,223.	405,000	1,081,700	1,081,700	Year End	1/4/2016
2015	112	FV	587,900	7100	8,223.	342,000	937,000	937,000	Year End Roll	12/11/2014
2014	112	FV	587,900	7100	8,223.	342,000	937,000	937,000	Year End Roll	12/16/2013
2013	112	FV	587,900	7100	8,223.	342,000	937,000	937,000		12/13/2012

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst Verif	Notes		
FRANCKUM BRADLE							1 No No		
11444-606							1 No No N		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/28/2018		MEAS&NOTICE							HS	Hanne S		
4/7/2009		Measured							345	PATRIOT		
5/12/2000		Measured							263	PATRIOT		
2/10/2000		Inspected							276	PATRIOT		
11/17/1999		Mailer Sent										
10/27/1999		Measured							266	PATRIOT		
10/22/1998									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

Type:	83 - Apt- Garden
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	9 Total: 9
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	1 - Wood Shingl 50%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	9	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**OTHER FEATURES**

Kits:	9	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**GENERAL INFORMATION**

Grade: C - Average

Year Blt: 1917 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: 10

Prim Int Wall 2 - Plaster

Sec Int Wall:

%  
Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet 10%

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 5 - Steam

# Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wall % Sprinkled: 0

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

Total: 27 %